



701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

MINUTES

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD TUESDAY, APRIL 3, 2007

The Board of Commissioners was called to order at 7:55 p.m.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioners deHaan, Gilmore, Matarrese, Tam, Torrey and Chair Johnson

Absent: None

2. CONSENT CALENDAR

Commissioner deHaan moved acceptance of the Consent Calendar. Commissioner Tam requested item 2-B be held over for discussion. Commissioner Torrey seconded except for item 2-B. Motion carried unanimously. Items accepted or adopted are indicated by an asterisk.

*2-A. Minutes of the Regular Board of Commissioner meeting held January 2, 2007. Minutes were accepted.

2-B. Revising the Housing Authority's Budget for FY2007. Commissioner Tam questioned the cost of repairs and the allocation between the various housing projects on the list. She mentioned a notation in the staff report that all the projects for the Esperanza complex are going to be eliminated because of lack of funds. She stated roofs need repairs amounting to \$200k. She asked if surplus funds could be used out of the \$664K to offset these costs in the future. Mr. Pucci explained that Esperanza is the City's only public housing project. Public housing has been under-funded by HUD over the past few years. This year the Housing Authority is only receiving 82% of the funds eligible to receive from HUD, which continues to be the trend. He went on to say there is a possibility of transferring some reserve funds for some of the work needed at Esperanza. An analysis has been done which found \$4M would be needed in repairs over ten years. Mr. Pucci said the Housing Authority wants to be prudent in transferring funds. In Fiscal Year 2008 this may be brought back to the Board to discuss transferring reserve funds to repair the roofs as Esperanza. The repair would be made either next year or within the next two years.

Commissioner Tam thanked Mr. Pucci for his helpful explanation and stated she didn't want a repeat of the same situation, regarding deferred maintenance, which happened at the Harbor Island Apartments. Commissioner Tam moved the Board of Commissioners:

1. Approve the proposed budget revision for FY2007, and adopt the proposed resolution revising the budget for the Conventional Low-Rent Housing Program No. CA-062 (Esperanza); and

2. Approved the revised schedule of Authorized Positions.

Commissioner Torrey seconded. Motion carried unanimously.

*2-C. Revising the Housing Authority's Budget for FY2008. The Board of Commissioners:

1. Approved the proposed budget revision for FY2008; and

2. Adopted the proposed resolution revising the budget for the Conventional Low-Rent Housing Program No. CA-062 (Esperanza)

*2-D. Approving Award of Contract for Eagle Village Siding Replacement on Two Buildings.
The Board of Commissioners:

1. Approved awarding a contract to B-Bros. Construction, Inc. for \$153,100 plus up to an additional 10 percent for change orders for a not to exceed amount of \$168,410, to replace the siding on two buildings at Eagle Village; and
2. Authorized the Executive Director to execute contract.

3. AGENDA

None.

4. ORAL COMMUNICATIONS

None.

5. COMMISSIONER COMMUNICATIONS

None.

6. ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 7:58 p.m.

Attest:

Beverly Johnson, Chair

Michael T. Pucci
Executive Director / Secretary